General Assembly

Raised Bill No. 6521

January Session, 2003

LCO No. **3679**

Referred to Committee on Insurance and Real Estate

Introduced by:
  (INS)

AN ACT CONCERNING REAL ESTATE APPRAISER LICENSING REQUIREMENTS.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 20-526 of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2003*):

3 The provisions of sections 20-500 to 20-528, inclusive, concerning the
4 certification, licensing, limited licensing or provisional licensing of real
5 estate appraisers shall not apply to (1) any person under contract with
6 a municipality who performs a revaluation of real estate for
7 assessment purposes pursuant to section 12-62, (2) any owner of
8 commercial property, or the owner's designee, who appeals an
9 assessment on such property in accordance with section 12-111, and
10 estimates the value of real estate for purposes of the appeal, and **[**(2)**]**
11 (3) any licensed real estate broker or real estate salesperson who
12 estimates the value of real estate as part of a market analysis
13 performed for the purpose of (A) a prospective listing or sale of such
14 real estate, (B) providing information to the seller or landlord under a
15 listing agreement, or (C) providing information to a prospective buyer
16 or tenant under a buyer or tenant agency agreement, provided such

17   estimate of value shall not be referred to or be construed as an
18   appraisal.

This act shall take effect as follows:	
Section 1	*October 1, 2003*

Statement of Purpose:

To exempt owners of commercial property, and their designees, from real estate appraiser licensing requirements when the owner or designee appeals a local property tax assessment and performs a revaluation of the property for purposes of the appeal.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]